

PROJECT SUBMISSION SUMMARY  
WIND TURBINES ON SOUTH HILL ROAD  
Town of Villenova, Chautauqua County, NY

Initial Submission – August 30, 2023

## 1. Project Summary

### Project Applicant / Sponsor

Villenova Wind 3, LLC, Villenova Wind 4, LLC, Villenova Wind 5, LLC  
c/o New Leaf Energy, Inc., 22 Century Hill Drive, Suite 303, Latham, NY 12110  
New Leaf Energy is the developer of the project.

### Property Owner

Nelson B.S. Nobles owns lands totaling approximately 196.2 acres that constitute the following parcels all within the Town of Villenova, Chautauqua County: 186.00-1-4, 186.00-1-14, 186.00-1-13.1, 186.00-1-27.1, 186.00-1-22, & 186.00-1-20

### Project Physical Address

0 S Hill Road, Cherry Creek, NY 14723 (Driveway access location).

### Purpose and Need

The addition of a wind generating facility will provide community benefits in the form of affordable and sustainable energy to the residents.

### Proposed Project

New Leaf will construct three (3) wind turbines that will be installed as well as accompanying battery energy storage systems (BESS). The turbines will have a hub height of 394 feet (120 meters) with an overall maximum height of 599 feet (183 meters). Each turbine will have a rated generating capacity of approximately 5 MW. Access to each facility will be provided via gravel access roads with ingress/egress to S Hill Road at the existing agricultural driveway owned by Nelson B.S. Nobles, as well as on Route 83. The existing agricultural drives will receive surface modifications to accommodate equipment delivery/transportation.

Wind turbines are an allowable use when permitted in accordance with Town of Villenova Local Law 1 of 2007 and inclusive of section 690.09 (A)(13) as amended in 2018, known as the Town of Villenova Wind Energy Facilities Law. Presumably the Town of Villenova will be the agency having jurisdiction (AHJ) since the turbines will be sited within the Town of Villenova. Furthermore, it is presumed that the AHJ will be the lead administrator of coordinated reviews with other involved municipalities. The turbines proposed are to be sited in the Rural Agricultural (RA) zoning district of the Town of Villenova.

### Existing Site Conditions

Nelson B.S. Nobles' property is rural agricultural. Adjacent parcels nearby are of similar use.

### Stormwater Management

Stormwater during both construction and facility operation will be managed in accordance with the Stormwater Pollution Prevention Plan ("SWPPP"). A Notice of Intent ("NOI") will be filed with NYSDEC for Stormwater Permit Coverage under the New York State Pollution Discharge Elimination System ("SPDES")

PROJECT SUBMISSION SUMMARY  
WIND TURBINES ON SOUTH HILL ROAD  
Town of Villenova, Chautauqua County, NY

Construction General Permit. The design of the stormwater quality treatment system will be in accordance with the NYSDEC Stormwater Management Design Manual. The erosion and sedimentation control plan section of the SWPPP will be in accordance with the New York State Standards and Specifications for Erosion and Sedimentation Control Manual. The SWPPP will contain an Operations and Maintenance Manual for each specific permanent stormwater management practice. A draft SWPPP is currently being prepared.

#### No Impacts to Wetlands and Waterbodies

A report entitled, "Wetland and Waterbodies Delineation Report," was prepared by GEI Consultants, Inc., P.C., dated June 2023, that identifies wetlands and waterbodies that exist on the property. The wetland delineation data points have been incorporated into the site plans. The site plans demonstrate that the proposed improvements will not disturb wetlands and waterbodies on the property.

#### Archaeological Resources

A Phase I archeological study has been requested by SHPO and is currently underway. The survey will be provided when available. **Federal Aviation Administration**  
The wind turbine locations have been submitted to the Federal Aviation Administration (FAA) and will share their review when available.

#### Wind Turbine Drawing

A wind turbine drawing has been submitted as part of the site plans.

#### Lighting Plan

No lighting beyond what is required for the site is planned. The wind turbines will be fitted with the minimum required FAA obstruction lighting . OSHA safety lighting will be installed where required but will be focused in a downward direction to minimize impacts to wildlife.

#### Landscaping Plan

No landscaping is needed or planned. Site clearing, grading and restoration will be performed using best practices and sound engineering principles.

## 2. Town application

An application is included in accordance with Town procedure.

## 3. Special Use Permit Plan Set

Special use permit plan drawings are prepared according to the Town of Villenova's ordinance.

## 4. Environmental Assessment Form Part I

An Environmental Assessment Form Part I is included in accordance with SEQR processes.

## 5. Agricultural Data Statement

An agricultural data statement is included.

PROJECT SUBMISSION SUMMARY  
WIND TURBINES ON SOUTH HILL ROAD  
Town of Villenova, Chautauqua County, NY

## 6. Owner Authorization 1

Landowner of parcel #186.00-1.13.1, Nelson Nobles has assigned Villenova Wind as agent for this application.

## 7. Owner Authorization 2

Landowner of parcel #186.00-1-4, Steven Smith has assigned Villenova Wind as agent for this application.

## 8. Shadow Flicker Study

A report entitled, "Shadow Flicker Modeling Report" was prepared by Epsilon Associates, Inc. dated July, 2023. 105 receptors were considered in this report. Of the 105 receptors, 47 are predicted to experience no shadow flicker, 49 receptors are predicted to experience some shadow flicker (but less than 10 hours per year), 9 receptors are predicted to experience between 10 and 30 hours of shadow flicker with none expected to experience over 30 hours of flicker per year.

## 9. Noise Analysis

A report entitled, "Sound Level Modeling Report" was prepared by Epsilon Associates, Inc, dated July, 2023. The Local Law limits sound levels from the wind turbines to 50 dBA at adjacent dwellings. The report shows that all sound levels are expected to be below 50 dBA at surrounding dwellings, meeting the Local Law. A noise study will be provided that incorporates the battery output when available.

## 10. Microwave & Communications Study

A report entitled, "Assessment of Radio Frequency Emissions" was prepared by Smith & Fisher, dated August 24, 2023. The proposed wind turbine locations were not found to have any potential obstruction with the microwave systems in the area and there is sufficient distance between communication towers and the proposed wind turbine locations.

## 11. Decommissioning Estimate

A decommissioning estimate is based on industry costs and RS Means data for decommissioning services and adjusted for inflation to the end of the expected life of the proposed equipment. A decommissioning bond will be issued upon Special Use Permit Approval.

## 12. Draft Complaint Resolution Plan

The draft complaint resolution plan describes how complaints will be addressed once the project is operational.

## 13. Construction Phasing Memo

An outline of the phases of construction for the project are summarized in the "construction phasing memo."

PROJECT SUBMISSION SUMMARY  
WIND TURBINES ON SOUTH HILL ROAD  
Town of Villenova, Chautauqua County, NY

## 14. Transportation Standards

Transportation standards guidance is offered in “New Leaf Energy Transportation Standards” document.

## 15. Preliminary Transportation Routing Memo

Proposed transportation routes and accompanying considerations for delivery of wind turbine components are presented in the preliminary transportation routing memo.

## 16. Visual Impact Analysis

A Visual Impact Analysis was conducted. Visual simulations were conducted throughout the community. The viewshed map indicates where the turbine will be visible in the surrounding area.

## 17. Draft Emergency Response Plan

An emergency response plan has been prepared and will be shared with local responders. Villenova Wind welcomes input and collaboration from the local emergency response departments and is committed to following safety best practices.

## 18. Property Value Analysis

CohnReznick has prepared a draft “adjacent property value impact report” dated August 2023 that concludes there are no foreseeable impacts to wind turbine adjacent property values.

## 19. Ice-throwing Details & Setback Considerations

The wind turbine locations have been positioned in compliance with the turbine manufacturer’s ice-shed setback recommendations (attached). Additionally, the turbines will be equipped with certain controls that stop a tower if ice buildup causes a rotor imbalance. Icing condition approach safety procedures for workers and emergency responders are described in the project “Emergency Response Plan.”

End of Narrative